

**Applicant requests a Special Exception under Section 2.16.050 J (Carport over a Driveway) in a R-3 (Residential) zone.**

This would permit an existing 25' by 19' carport that is proposed to encroach in the front yard setback and to be located to within 6 feet of the front property line.

The required front and rear yard cumulative setback total is 50 feet in the R-3 zone district.

**BACKGROUND**

The applicant began construction of the carport without permit. An inspection by Building Permits & Inspections shows that the existing 4x12 beams are over spanned as is the 4x10 ridge beam. The applicant has met with Building Permits & Inspections and will submit plans to correct the structural weaknesses. The carport shall match the house in materials and design. The applicant is proposing a pergola at the front of house with rock-faced columns to match the rock-faced carport columns. There is no utility easement at the front property line.

**CALCULATIONS**

Permitted carport area = 500 sq. ft. (2,501 sq. ft. first floor area under roof ÷ 5)

Requested area of carport = 475 sq. ft. (25' x 19')

Required front and rear yard setback total = 50'

Requested front yard setback = 6'

**STAFF RECOMMENDATION**

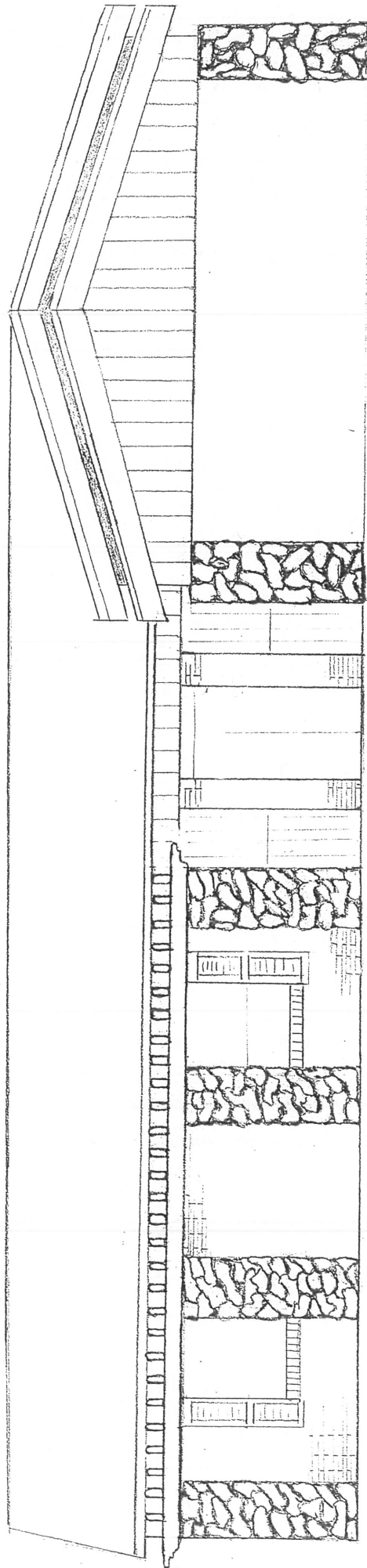
Staff recommendation is pending review of the revised plans.

The Zoning Board of Adjustment is empowered under Section 2.16.050 J to:

Permit the encroachment into the required front yard setback for a lot in a residential (R) district beyond other allowed modifications for a carport covering a driveway; provided, however, that:

1. The residence has been in existence with a valid certificate of occupancy for one continuous year; and,
2. The zoning board of adjustment has received the written approval of the structural design from the building permits and inspection division of the development services department; and,
3. The carport shall be constructed of the same material, architectural design, and color scheme as the residential structure, open on three sides, and attached to the main structure; and,
4. The area of the carport shall not exceed one-fifth of the first-floor area of the dwelling, nor shall the carport rise above the highest point of the roof of the dwelling; and,
5. Elevation drawings of the proposed structure shall be submitted; and,
6. For a duplex, the total of all extensions granted shall not exceed one-third the average width of the site, and the total of all extensions for either unit of the duplex shall not exceed two-thirds of the average width of that unit; and,
7. Unless otherwise provided in this chapter, all remaining areas of the required front yard shall be permanent open space; and,
8. There is no other reasonable alternative to provide a carport in the front yard of the subject property without exceeding the encroachments allowed in Title 20 of this code; and,
9. The extension shall not permit the creation of an additional dwelling unit for rental purposes nor shall it constitute an extension of the living area of the dwelling.





1" = 5' To Scale

# Frontal Structure View

2x10 Ridge Beam with support in middle sandwiched with another 2x10

4' Slope 10'

2x4 Collar Tie  
2x4 collar tie at every other Rafter

metal bracket

at every Rafter resting on frame

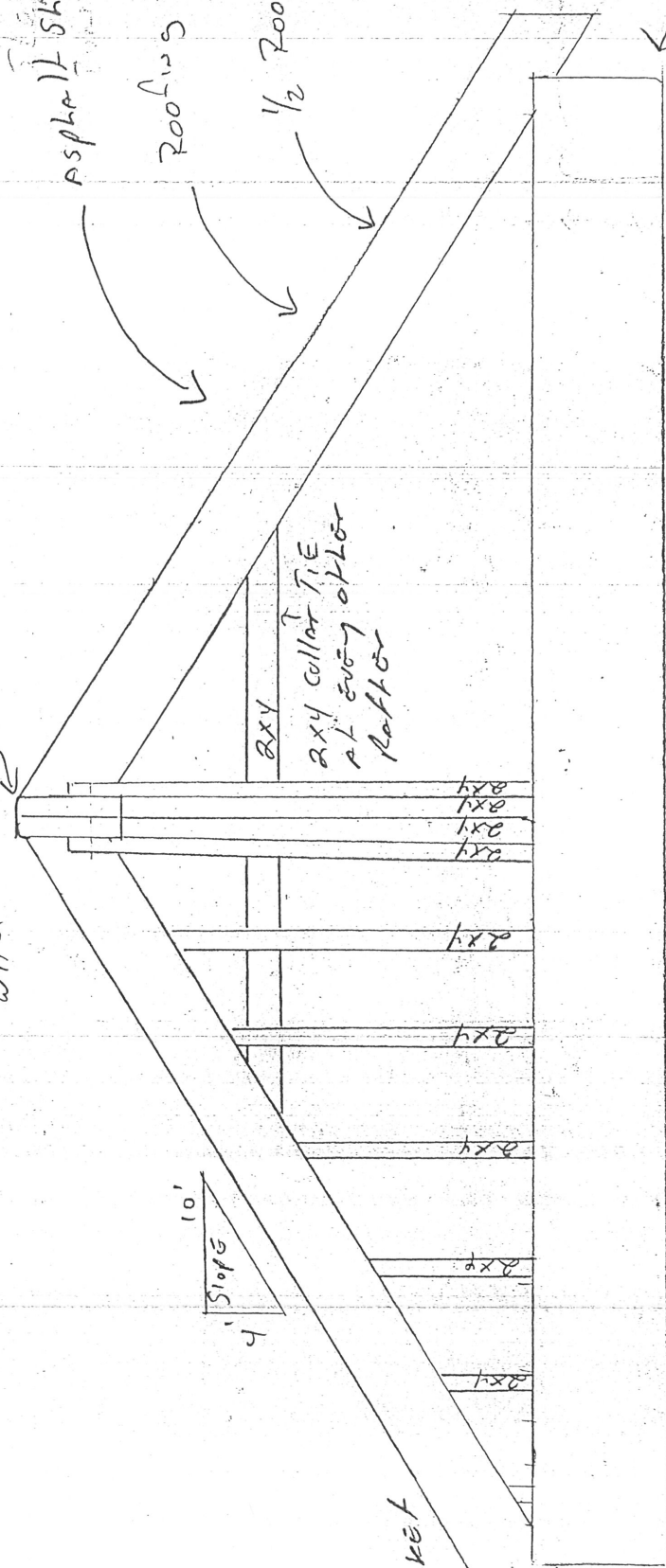
asphalt shingles

Roofing Felt

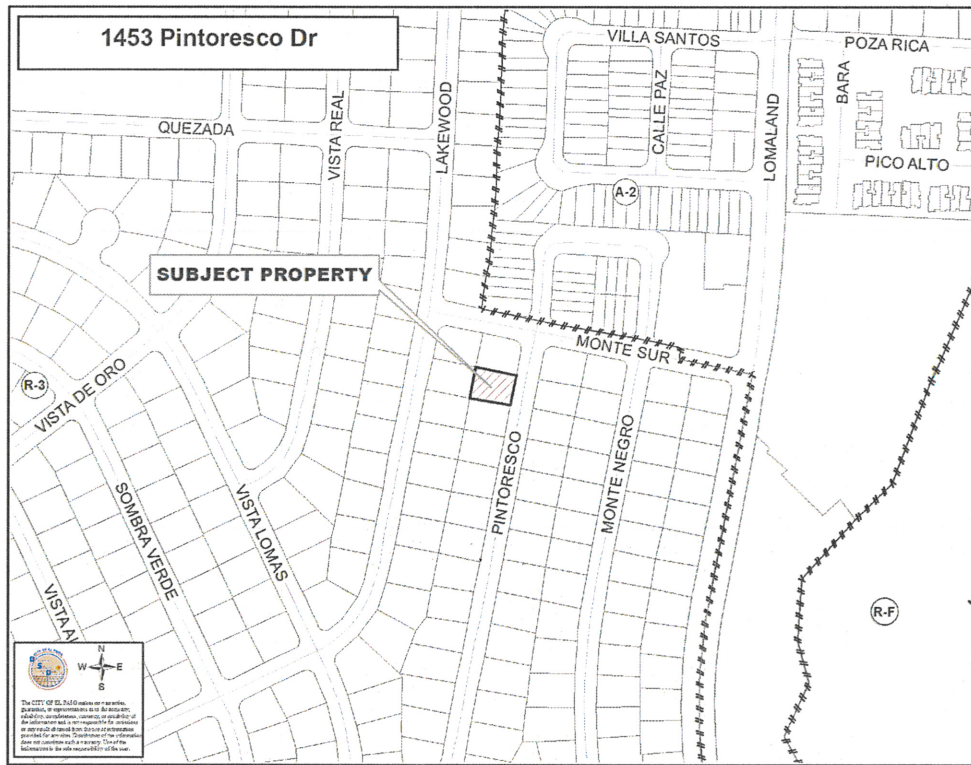
1 1/2" Roof Sheathing

Matching Siding on Front of Porch to cover wooden structure

2x12 Beam with support in middle sandwiched with another 2x12



## ZONING MAP



## NOTIFICATION MAP

